

Townhome Association Summary

Carver Homestead East Townhomes

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14: Carver 1st Addition

The following document is a summary of the main points of the Association rules/guidelines. An owner or prospective owner of a lot within Carver Homestead East Townhomes should review the rules in their entirety.

General

Each townhome owner within Carver Homestead East Townhomes is a member of the Association. Each lot has one vote, except lots 5 and 6, which combine together for one vote. Therefore, the total votes within the Association is nine.

Dues

Dues for each lot owner is \$900.00 per year, payable in quarterly installments of \$225.00 to the Association. Dues may be raised or lowered as the Association determines necessary to cover costs.

The Association will pay for and coordinate the following items:

1. **YARD CARE:** mowing, weed control, fertilization, tree/shrub care, and irrigation. The Association will pay for its own water meter.
2. **SNOW REMOVAL:** driveways and front sidewalks only. Each townhome owner is responsible for own porch, deck and side/rear sidewalks.
3. **EXTERIOR MAINTENANCE:** basically covers the exterior "shell" of the building, including siding, roofing, decks, porches, sidewalks and driveways. It does not include exterior utilities (e.g. air-conditioning unit, utility lines from mains to building, septic grinders, etc.).
4. **COMMON IMPROVEMENTS:** maintenance of entrance sign(s), lighting, landscaping and other common improvements not owned by Marshall County. The Association will pay for its own electric meter for any common site lighting not provided by County.
5. **ASSOCIATION OPERATIONAL COSTS:** legal, banking and other fees/costs necessary to operate the Association. Payment of dues by all lot owners shall begin on July 1, 2001.

Leadership Structure

The Association will elect a President and Secretary/Treasurer every four years. Meetings of the Association will be held four times per year.

Above information is subject to change.

Revised: January 2, 2001